



Acton Lane, Sudbury CO10 1QW

welcome to

Acton Lane, Sudbury

Set within this highly regarded location on the edge of the town centre is this beautiful three bedroom semi detached home, this stunning bay fronted property offers spacious accommodation throughout and is enhanced with a first floor bathroom and cellar.



Entrance Porch

Covered porch. Door leading to:-

Entrance Hall

Door to front aspect. Stairs rising to first floor. Radiator.

Lounge

Box bay window to front aspect with sash windows. Open fireplace. Radiator.

Dining Room

Sash window to rear aspect. Open fireplace. Fitted storage. Radiator. Opening onto:-

Kitchen

Double glazed window to rear aspect and window to side aspect. Bespoke kitchen with freestanding units over areas of work surface. Two butler sinks with mixer taps. Central heating boiler. Space for appliances. Door leading to:-

Cellar

Power and light connected. Radiator.

Landing

Access to loft. Airing cupboard, radiator.

Bedroom One

Three sash windows to front aspect. Picture rail, radiator.

Bedroom Two

Sash window to rear aspect. Radiator.

Bedroom Three

Sash window to rear aspect. Radiator.

Bathroom

Window to side aspect. Suite comprising low level WC, wash hand basin and walk in shower cubicle. Radiator.

Rear Garden

The rear garden commences with a patio seating area with the remainder predominantly laid to lawn with beds and shrubs to borders. Shingled seating area to rear of garden. Side gate access. Shed to remain.



view this property online williamhbrown.co.uk/Property/SUD108613



welcome to

Acton Lane, Sudbury

- Three bedrooms
- Bay fronted semi detached
- First floor bathroom
- Cellar
- Popular location

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD108613



Property Ref:
SUD108613 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk